



Office of the Mayor

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October 11, 2022, **Updated 1/19/2023**

Dow Constantine, King County Executive
King County Chinook Building
401 5th Ave #800
Seattle, WA 98104

RE: King County Comprehensive Plan Docket Request

Dear Executive Constantine:

I am writing to discuss the matter of implementing the provisions of Engrossed Substitute Senate Bill 5593, Growth Management Act – Urban Growth Area Boundary Revisions (ESSB 5593), as well as revisions to the County Four to One program outlined in King County Signature Report, Ordinance 19384, Proposed No. 2021-0253.3. With the King County Comprehensive Plan update underway, it is timely that King County add and revise policy language addressing this new legislation. In doing so, Snoqualmie and other cities in King County would have flexibility to achieve local planning goals and established growth targets in King County CPP Table DP-1.

Snoqualmie has the second largest jobs target (4,425) and the fifth largest housing target (1,500) among the category of Cities and Towns. Providing a direct exchange of property into and out of the UGA appropriately allows for the right balance of urban and rural lands. In Snoqualmie, changing patterns of development occurred over the past 20 years. This includes the cancellation of the Salish Lodge expansion; a project in 2019 that was intended to provide up to 150 homes and hundreds of new jobs. Some areas within the UGA are no longer suitable for urban development and yet other areas are available to serve workforce housing and employment.

The reconfiguration and improvements associated with the Washington State Department of Transportation diverging diamond I-90 interchange will transform the gateway to our City. The adjacent properties (Figure 1) may be appropriate additions to the UGA. Attached draft policy language amending CWPP DP-17 addresses ESSB 5593 and if added would allow Snoqualmie the ability to provide accessible workforce housing, medical, and/or behavioral health services right at the gateway to our City.

I respectfully request the attached policy language be added to the 2024 King County Comprehensive Plan docket.

Thank you for your consideration.

Sincerely,

Katherine Ross
Mayor

Enclosure:

cc:

Claudia Balducci, King County Council Chair

Sarah Perry, King County Council Member District 3

Michael Sauerwein, Snoqualmie City Administrator

Bob C. Sterbank, Snoqualmie City Attorney

Emily Arteche, Snoqualmie Community Development Director

Ivan Miller, King County Principal Analyst, Countywide Planning

Brian Parry, SCA Policy Director

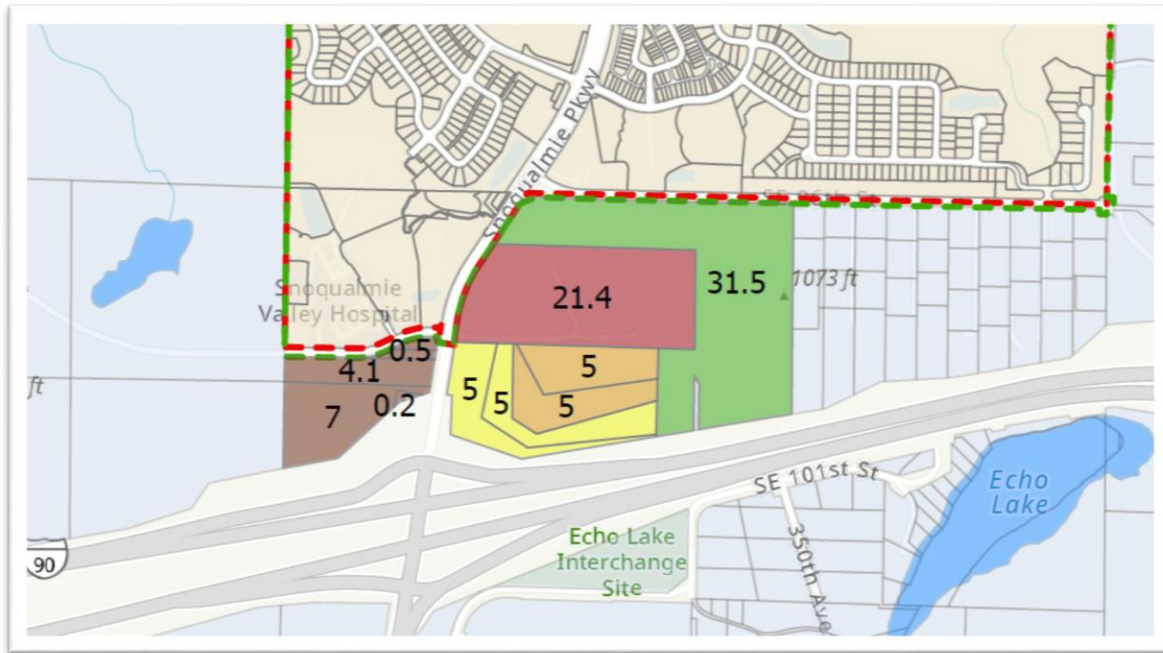


Figure 1: I-90/SR-18 interchange subject site

DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
 - 1) Is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) Is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.
- d) A proposed expansion of the Urban Growth Area may occur when:
 - 1) A countywide analysis or subarea plan determines that the current patterns of development have created pressure in areas contiguous with the Urban Growth Area;
 - 2) The revised Urban Growth Area may not result in an increase in the total surface area of the Urban Growth Area;
 - 3) The areas added to the Urban Growth Area are not designated resource lands;
 - 4) Less than 15 percent of the areas added to the Urban Growth Area are critical areas;
 - 5) The areas added to the Urban Growth Area must be contiguous and would not include holes or gaps; and are suitable for urban growth, including provision of transportation facilities and public services;
 - 6) The areas to be removed from the Urban Growth Area must be lands which are undeveloped, or are developed at an intensity appropriate for the rural area.

U-185 Through the Four-to-One Program, King County shall actively pursue dedication of open space along the ~~original~~ Urban Growth Area line ~~adopted~~ in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space.